

LAND FOR SALE

MPUD ZONED C2 USE

Retention Pond



- 1 0.85 Acres
- 2 0.85 Acres
- 3 0.90 Acres
- 4 1.44 Acres

16,100 VPD



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San Antonio, FL 33576

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31725 CR 52

31725 County Rd 52, San Antonio, FL 33576



PROPERTY DESCRIPTION

An exceptional opportunity located in one of the most desirable up-and-coming areas in **Pasco County**. Situated on 4 Acres MOL of **flat, buildable land**, this property is primed and **ready for development**. As the area continues to experience growth, with the addition of new subdivisions and roads, this location has emerged as the prime spot for potential development. Site is **zoned MPUD** with **C2 uses**. Conveniently located with easy access to I-75 and HWY 98 to Lakeland, this property offers excellent connectivity and accessibility for both residents and businesses.

PROPERTY HIGHLIGHTS

- **All Lots** - MPUD Zoned with C2 Uses
- **Utilities Stubbed** to the interior roadway
- **Lots 1-3** - Mater retention
- **Interstate 75** - 2 Miles to the East
- **Surrounded by** - \$2.41B Double Branch Mixed-Use Development 1,000 Acres Under Construction, \$300M Target Fulfillment Center & \$150M Amazon Robotic Center

OFFERING SUMMARY

Sale Price:	\$900,000 - \$1,400,000
Zoning:	MPUD with C2 Uses
Utilities:	Stubbed to the Interior Roadway
Lot Size:	0.85-1.44 Acres
Lot 1:	0.85 Acres
Lot 2:	0.85 Acres
Lot 3:	0.90 Acres
Lot 4:	1.44 Acres

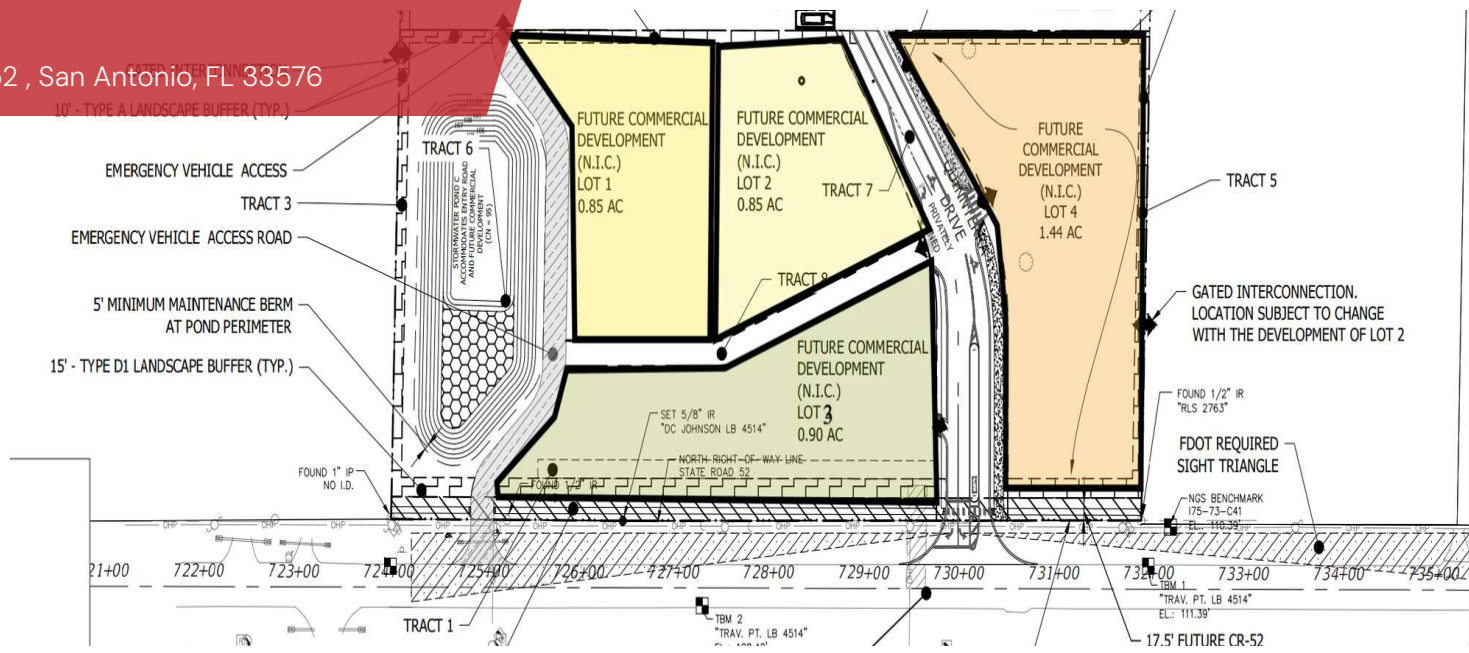
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OF LOTS 4 | TOTAL LOT SIZE 0.85 - 1.44 ACRES | TOTAL LOT PRICE \$900,000 - \$1,400,000 |

STATUS	LOT #	SIZE	PRICE	ZONING
Pending	1	0.85 Acres	\$900,000	MPUD Zoned with C2 uses
Available	2	0.85 Acres	\$900,000	MPUD Zoned with C2 uses
Available	3	0.9 Acres	\$900,000	MPUD Zoned with C2 uses
Available	4	1.44 Acres	\$1,400,000	MPUD Zoned with C2 uses

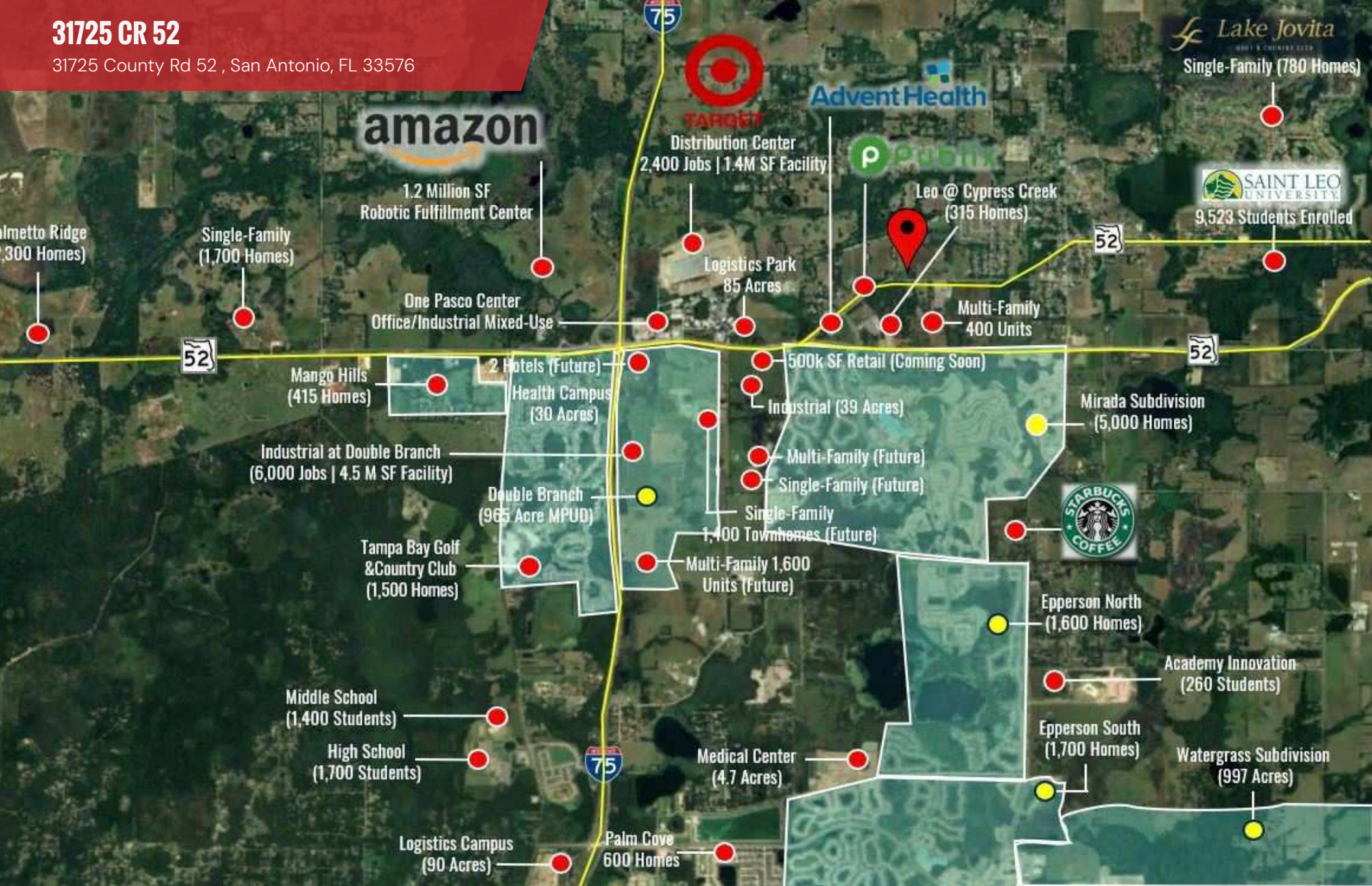
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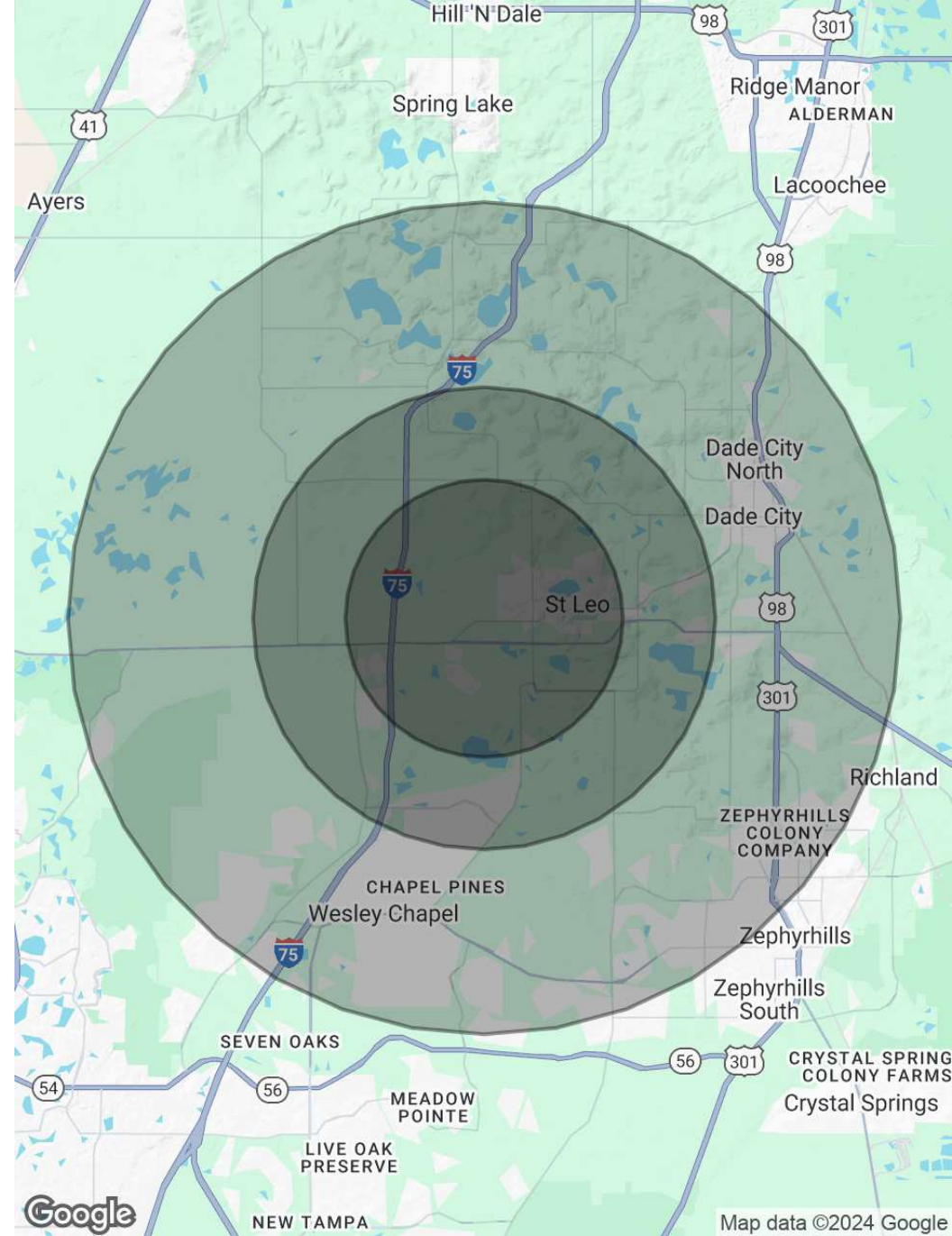
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POPULATION	3 MILES	5 MILES	9 MILES
Total Population	8,750	29,830	150,727
Average Age	43	42	44
Average Age (Male)	43	41	43
Average Age (Female)	43	43	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	9 MILES
Total Households	2,778	10,479	58,044
# of Persons per HH	3.1	2.8	2.6
Average HH Income	\$135,379	\$128,609	\$101,865
Average House Value	\$526,971	\$442,472	\$332,781

Demographics data derived from AlphaMap



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